

NEW INFILL ORDINANCE SUMMARY - CCC 18.406.020 (Q)

Ordinance No. 2002-09-10 - Adopted Sept. 17, 2002
Effective October 1, 2002

Standards	Adopted Infill Ordinance	Special Considerations/Conditions
APPLCABILITY		
Eligibility:		
• Applicable Zones	R1-5, R1-6, R1-7.5 only	Density transfer may not be used with infill development standards.
• Date of parent parcel creation	Created by legal land division per RCW 58.17 prior to October 1, 2002.	
• Parcel size	2.5 acre gross or less with no exclusions	• For parent parcels in a developed subdivision created after December 31, 1961, min. parcel size is 20,000 s.f. For all other lots, no minimum except per zoning.
• Adjacent Development	Must have at least 50% of non-street perimeter developed	
• Definition of "Urban Development"	<ul style="list-style-type: none">2.5 acres gross or less with house, non-residential, multi-family or tax exempt parcel (i.e. church, park); plats w/ final approval & recorded w/i 5 yrs from date of appl. for subdivision or short plat.Can & will be served by urban services at time of final plat or site plan approval (water, sewer);Urban development abutting site on 50% of non-street perimeter	
• Tiers	<ul style="list-style-type: none">Tier 1: No density bonus, no min. lot width/depth; allows parcel size averagingTier 2: Density bonus + Tier 1 benefits; allows duplexes, single family attached housing; requires developer/neighborhood meeting; design standards pick list of at least 4 features	<ul style="list-style-type: none">Option is applicants. Once made, all subsequent development on that site must comply with infill ordinance.Pre-application conference cannot be waived; must notify neighbors w/I 300 ft. of pre-appTier 2: Notification of neighbors within 500 ft. for developer/neighborhood meeting. Meeting guidelines established.
STANDARDS & INCENTIVES		
Parcel Size Averaging	May average lots sizes as long as overall density not exceeded.	Also see "Density Increase" below.
Minimum Parcel Size	Parcel sizes are reduced: <ul style="list-style-type: none">Tier 1 & 2: for single family detached - R1-5 = 4,000 s.f.; R1-6= 4,500 s.f.; R1-7.5=6,000 s.f.Tier 2: for duplexes – R1-5=6,000 s.f.; R1-6=8,000 s.f.; R1-7.5= 10,000 s.f.<ul style="list-style-type: none">➤ Single family attached: R1-5=10.9 du/ac; R1-6=9.7 du/ac;R1-7.5=7.3 du/ac.	Parcel size averaging also allowed.
Maximum Lot Coverage	<ul style="list-style-type: none">Tier 1: same as zoning districtTier 2 only: 60 percent w/ability to get Type II variance for up to 70 percent	
Lot Width and Depth	No minimum in Tier 1 and 2	No variances allowed for min. parcel area.
Reduced setbacks	<ul style="list-style-type: none">Tier 1 & 2: Front yard: 10 ft. for buildingFront, side, rear:18 ft. for garage/carport onlyTier 2: Interior Side yard-Zero lot lines allowed for s.f. attached only; all other housing types must comply with zoning district setbacks.	•

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	<ul style="list-style-type: none"> Rear yard: 10 ft. when abutting existing single family residential development. Otherwise, must comply with existing zoning district setbacks. 		
Duplexes Allowed	<ul style="list-style-type: none"> Duplexes & attached SFR in Tier 2 infill only. No more than 1/3 of units may be duplex if over 3 lots Design standards pick list 		•
Townhouses allowed	<ul style="list-style-type: none"> In Tier 2 Infill only. Infill development plan required. Design Standards for duplexes & attached SFR Building Mass limited to 4 consecutive units Design standards pick list 	<ul style="list-style-type: none"> If an alley is present on or adjacent to the site, primary vehicle access must be from an alley. Pedestrian access between building groups 	
Density increase	<ul style="list-style-type: none"> Tier 2 only 	<ul style="list-style-type: none"> Duplexes – R1-5=6,000 s.f., R1-6=8,000, R1-7.5=10,000; Single family attached: R1-5=4,000 s.f., R1-6=4,500 s.f., R1-7.5=6,000 s.f., averaging allowed to 3,000, 4,000, 5,000 s.f., respectively 	
Exemption from Street Improvement Standards & Access Spacing	<p>Infill Road Modifications as no fee-administrative.</p> <ul style="list-style-type: none"> Partial or full frontage improvements can be modified if consistent with existing/anticipated neighborhood roadways (non-arterial, non-collector) providing access to, and located w/i 800 feet of infill development. Access spacing can be modified if no identifiable safety hazard. Infill Roadways A & B redefined 	<ul style="list-style-type: none"> Infill A Roadway: 20' pub or private w/I 25' easement serving up to 8 lots. Parking not allowed. Infill B Private Roadway: 12' roadway in 20' private easement, max. 150' length serving 4 lots. Parking not allowed. 	
Water Quality	Experimental/alternative water quantity/quality devices may be used if evidence that quantity, quality control and maintainability are not affected.		
Exemption from Stormwater Standards	Exemption for up to 5,000 s.f. of impervious surface 13.29.210(A)	DOE approval pending	
PROCESSES AND COMPATIBILITY			
Procedures	Different notification standards than 18.600.	Must notify w/I 300' for pre-app as well as land division, residents and property owners. Developer/applicant must notify w/I 500' for Tier 2 neighborhood meeting.	
Public participation at pre-app. meeting	Tier 1 and 2: Public can comment at pre-app conference during public comment period only		
Developer/Neighborhood Meeting required	Required in Tier 2 only. Applicant must set meeting, notify & submit proof of meeting and summary notes with land use application.	See Draft Neighborhood/Developer Meeting Guidelines	

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